

CHAPTER 20.51

MHP

MOBILE HOME PARK OVERLAY DISTRICT

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20.51.010 Purpose

The Mobile Home Park Overlay District establishes a mobile home district to parcels of land developed with mobile home parks and designated with a primary underlying district designation. The Mobile Home Park Overlay District designates existing mobile home parks in appropriate locations for mobile home park uses in order that these uses may be encouraged, maintained, and protected. The regulations of this district are designed to achieve an environment of stable, desirable residential character and preserve areas or communities developed with mobile home residential uses. Whenever reference is made in this section or on any districting maps to MHP, this shall mean Mobile Home Park Overlay District.

20.51.020 Definitions

As used in this chapter, the following terms shall have the meanings indicated:

- A. Mobile Home. A structure transportable on a street or highway by authorization or a permit in one or more sections designed and equipped for human habitation to be used with or without a foundation system. Mobile home includes manufactured homes but does not include recreation vehicles, commercial coaches, or factory-built housing.
- B. Mobile Home Park. Any area of land used primarily for the placing, parking or storage of two or more mobile homes for housekeeping, sleeping or living quarters.
- C. Mobile Home Space. Any area, tract of land, site, lot, pad or portion of a mobile home park designated or used for the occupancy of one mobile home.

20.51.030 Criteria for Application of District

The City Council, in making its determination whether to apply the MHP Overlay District to any particular property, shall consider the following factors in making its determination as to whether the MHP Overlay District is appropriate for the property:

- A. Existing zoning and General Plan designations.
- B. The age and condition of the mobile home park.
- C. The relationship of the mobile home park to surrounding land uses.
- D. Vehicle access to the area under consideration.
- E. Site area.
- F. Site configuration.

20.51.040 Districting Map Designator

The MHP Overlay District may be combined with any base district. Each MHP Overlay District shall be shown on the Districting Map with an "-MHP" designator.

20.51.050 Land Use Regulations

The following land uses are permitted:

- A. Mobile home parks as regulated by the State of California.
- B. Accessory buildings and uses incidental to the operation of mobile home parks such as recreation facilities and/or community centers of a non-commercial nature, either public or private, storage facilities for the use of the mobile home park residents and any other uses or structures that are incidental to the operation of a mobile home park.
- C. Whenever property is designated MHP, any use permitted by the underlying zoning of such property shall not be permitted.

20.51.060 Removal of the Mobile Home Park Overlay District

The City Council shall not approve a zoning amendment for any parcel, which amendment would have the effect of removing the MHP designation from that property, unless the following findings have been made:

- A. That the proposed zoning is consistent with the General Plan of the City of Newport Beach and all elements thereof, and in the event that the proposed zoning is PC, that the Planned Community Development Plan has been submitted and is consistent with the General Plan and all elements thereof;
- B. That the property which is the subject of the zoning amendment would be more appropriately developed in accordance with uses permitted by the underlying zoning, or proposed zoning, and if the underlying zoning or proposed zoning is PC, that a Planned Community Development Plan has been submitted and the property would be more appropriately developed with the uses specified in that plan;
- C. That a mobile home park phaseout plan has been prepared, reviewed and considered and found to be acceptable. A phaseout plan shall not be found to be acceptable unless it includes (1) a time schedule and method by which existing mobile homes, cabanas, ramadas and other substantial improvements and tenants, are to be relocated or appropriately compensated; (2) methods of mitigating the housing impacts on tenants having low and moderate incomes, elderly tenants and tenants who are handicapped; (3) the programs or other means that are to be implemented such that the housing impacts on those described in (2), above, are mitigated. For purposes of this provision, "low and moderate incomes" shall be defined in accordance with the provisions of the Housing Element of the City of Newport Beach.